



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Thursday, April 23, 2020
6:00 PM
Remote Meeting

2. **Site, Landscaping and Architectural Plans for Advance Welding, an existing Welding Supply business, to construct a showroom addition to their existing building at 9036 W. Schlinger Ave. submitted by John and Chris Albanese, AWS Holdings, LLC, property owner (Tax Key No. 417-0002-006).**

Overview and Zoning

Advanced Welding Supply Company (AWS) is a family owned and operated independent distributor of industrial gases, welding and safety supplies that was established April 2003 in Greenfield, WI.

Due to their rapid growth AWS has been fortunate to purchase and relocate the business to the current location in West Allis in June 2015. The customers they serve range from the back-yard home hobbyist to car enthusiasts, muffler shops, and many major manufactures both local and throughout the SE Wisconsin region.



With continued growth and a desire to remain independent, AWS is proposing to expand their infrastructure to accommodate growing customer demand. AWS is seeking City approval to construct a customer service showroom addition on the southwest side of their existing building to accommodate the growth of (walk-in) trades, and to install a NFPA approved Cylinder fill plant for added self-sufficiency (less reliance on third-party services).

The project will be conducted on one phase (building addition and tank installation). The estimate cost of work being \$200,000.

The property is zoned M-1, Manufacturing and is considered a permitted use within the zoning district.

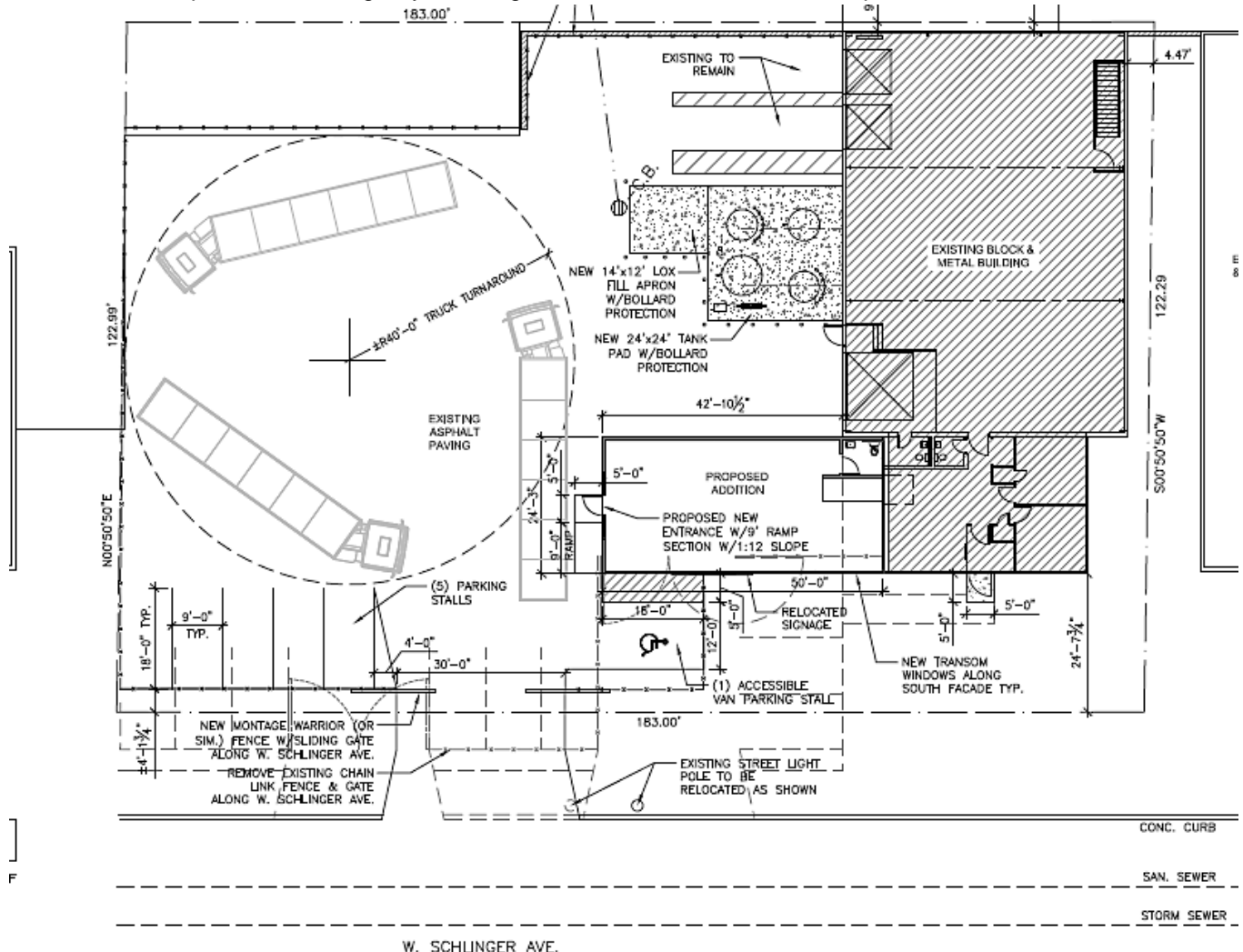
The Existing building is about 6,100-sf consisting of a 1,600-sf lower level and a 4,500-sf first floor. The new addition will be about 1,200-sf. Parking for customers and deliveries will be maintained on site within the paved area west of the building. Five (5) parking stalls are required and six (6) are shown on the proposed site plan (this includes one accessible/ADA stall).

Site, Landscaping and Architectural Plans

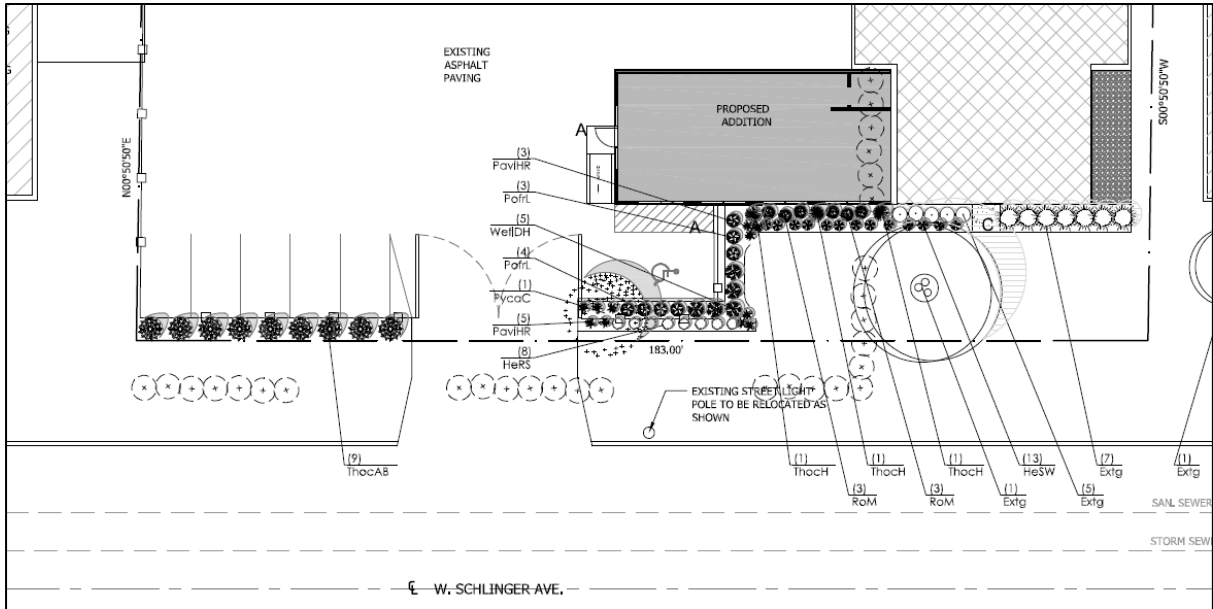
Staff has been working with AWS and their design team on various plan revisions leading up to the Planning Commission meeting. Significant changes include a consolidated driveway approach, larger windows on the new addition and fence upgrades that are shown on the plan being considered. The City appreciates Advanced Welding’s time and investment in working with the City.

The property is currently situated on the north side of W. Schlinger Ave. and has two driveways for access. As part of the scope of work AWS plans various site and architectural improvements as follows:

1. Driveway modifications – consolidation of two driveways into one 30-ft wide approach. Access for customers and deliveries will be provided via the new access point. An existing City street light will be removed/relocated as part of the work.



2. New landscaping and fencing – The existing chain-link fence along W. Schlinger Ave. will be removed and a new 6-ft tall ornamental variety of fence will be installed (setback about 5-ft from the current fence location). New green space and evergreen landscaping will be added on the street side of the new fence. Additional landscaping is also proposed within the front yard area between the new building addition and the street.



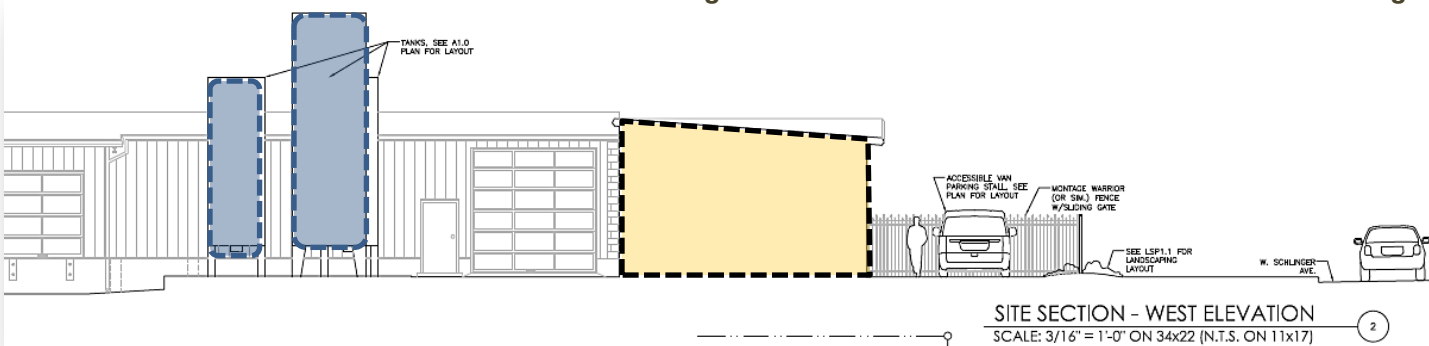
3. Tanks and pad - Tanks include a liquid Argon, Oxygen, CO2 and Nitrogen. The tank sizes from Chart Industries range in size between 1,500 gallons and 3,000 gallons and up to 271" (22-ft) in height with 36" (3-ft) leg extensions. The 6 ton CO2 tank is 68" in diameter and 188" (15.5-ft) tall with 36" (3-ft) leg extensions.

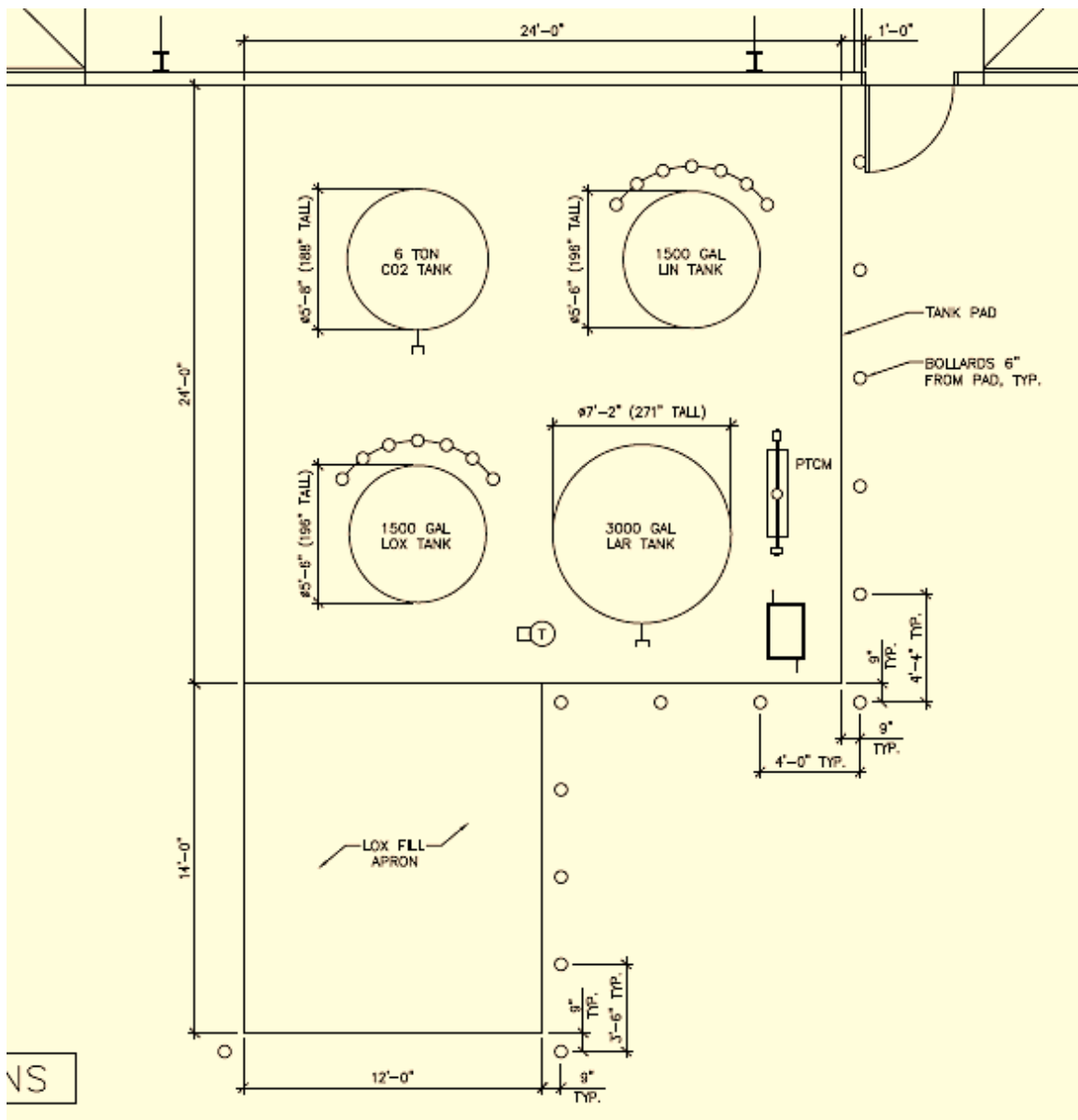
Based on our current Volumes, it is anticipated that bulk tanks will be filled once/month (proposed bulk tanks O2-AR-N2-CO2).

New Tanks

Building Addition

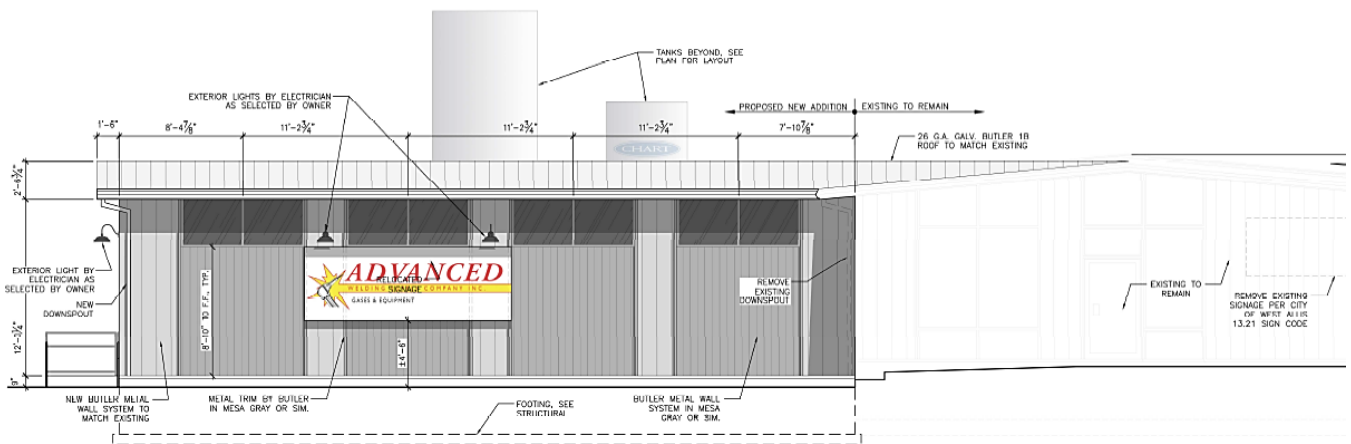
Schlinger Ave.



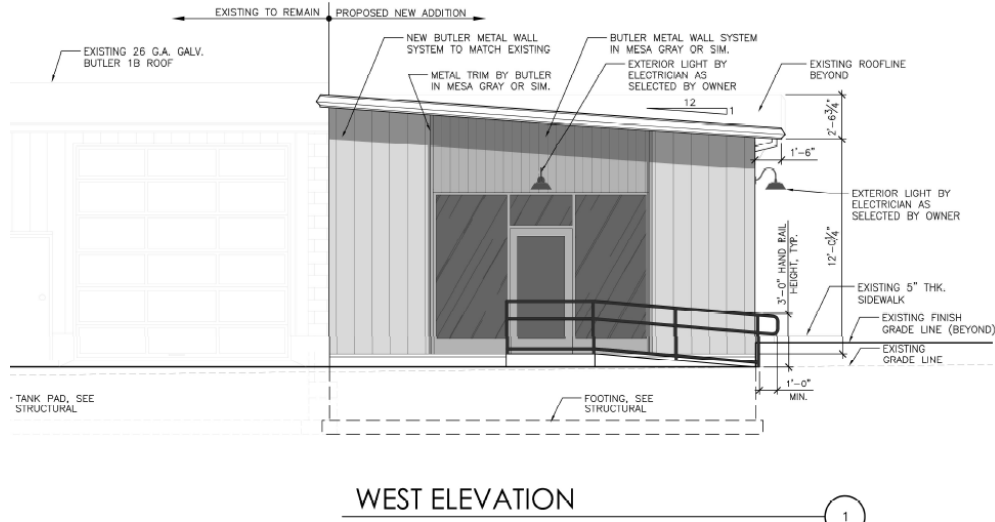


VS

4. Architectural - The proposed 1,200-sf addition (24'x42') will be located off the southwest side of the existing building. The exterior materials will include metal siding to match the existing building, new windows and the entrance will be located on the west side of the addition. New exterior lighting improvements will also be installed on the building near the customer entrance and along W. Schlinger Ave.



SOUTH ELEVATION



Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Advance Welding, an existing Welding Supply business, to construct a showroom addition to their existing building at 9036 W. Schlinger Ave. submitted by John and Chris Albanese, AWS Holdings, LLC, property owner (Tax Key No. 417-0002-006), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) color details of the exterior finishes; (b) plans confirming ornamental fence placement and height; (c) revised landscaping plan to reference rolling gate type per the site plan (d) outdoor storage areas being noted on plan. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

4. Signage permit for alterations to be in conformance with the signage ordinance.